

# Kiawah Lifestyle

KIAWAH ISLAND NEWS | QUARTER 1 ISSUE 2026



## ➤➤➤ KIAWAH ISLAND MARKET OUTLOOK – HEADING INTO SPRING 2026

If the first few months of **2026** are any indication, the **Kiawah market** is picking up right where 2025 left off!

Inventory remains tight, well-priced properties are **moving quickly**, and serious buyers are patiently waiting for the **right opportunities**. When the right property hits the market, they act.

Looking back, **2025 was another impressive year for Kiawah**. Excluding the two outlier years – 2021 (the initial COVID surge) and 2024 (when \$315M of volume came from The Cape) – 2025 stands out as the strongest year in the past six years. **Since COVID**, the median **annual sales volume** on Kiawah has been **\$829M**, and **2025 closed at \$851M** – a clear sign of **sustained demand!**

### The **Selling Kiawah Team** Takeaway

COVID introduced a new audience to Kiawah Island, and that awareness has remained strong. Combined with low inventory and pent-up buyer demand, the market continues to reward smart pricing and strategic positioning.

As owners and agents on the island, we watch these trends closely every day. If you're considering selling, exploring opportunities, or simply want to stay informed, we're always happy to share insights and help you navigate the Kiawah market!

### Elevating the **Way You Explore** Kiawah Real Estate

We're proud to introduce the newly redesigned Selling Kiawah website created to showcase the beauty, lifestyle, and exceptional real estate of Kiawah and the surrounding islands.

With enhanced home searches, stunning property presentations, and curated local insights, exploring the Lowcountry has never been easier. Take a moment to experience the new website at: [www.SellingKiawah.com](http://www.SellingKiawah.com)

– *Chris & Lauren Dion*



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## 2025 TOTAL KIAWAH SALES

# \$851 Million



### HOMES

**Max Sale Price:** \$16,500,000 (25 Surfsong)

**Median Sale Price:** \$3,400,000

**Total sales:** \$603,481,475



### LOTS

**Max Sale Price:** \$8,950,000 (112 Flyway Drive)

**Median Sale Price:** \$995,000

**Total sales:** \$79,143,375



### COTTAGES

**Max Sale Price:** \$1,825,000 (456 Vetch Court)

**Median Sale Price:** \$1,435,000

**Total sales:** \$12,685,520



### VILLAS

**Max Sale Price:** \$9,000,000 (5640 Southern Pines)

**Median Sale Price:** \$881,250

**Total sales:** \$155,692,083

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Home Volume  
**Up 20% (\$603M)**



Homes Sold  
**Up 17% (152)**



Villas\*  
**Down 1.7%**

\*Excluding The Cape from '24

Median Lot Price  
**Up 47%**



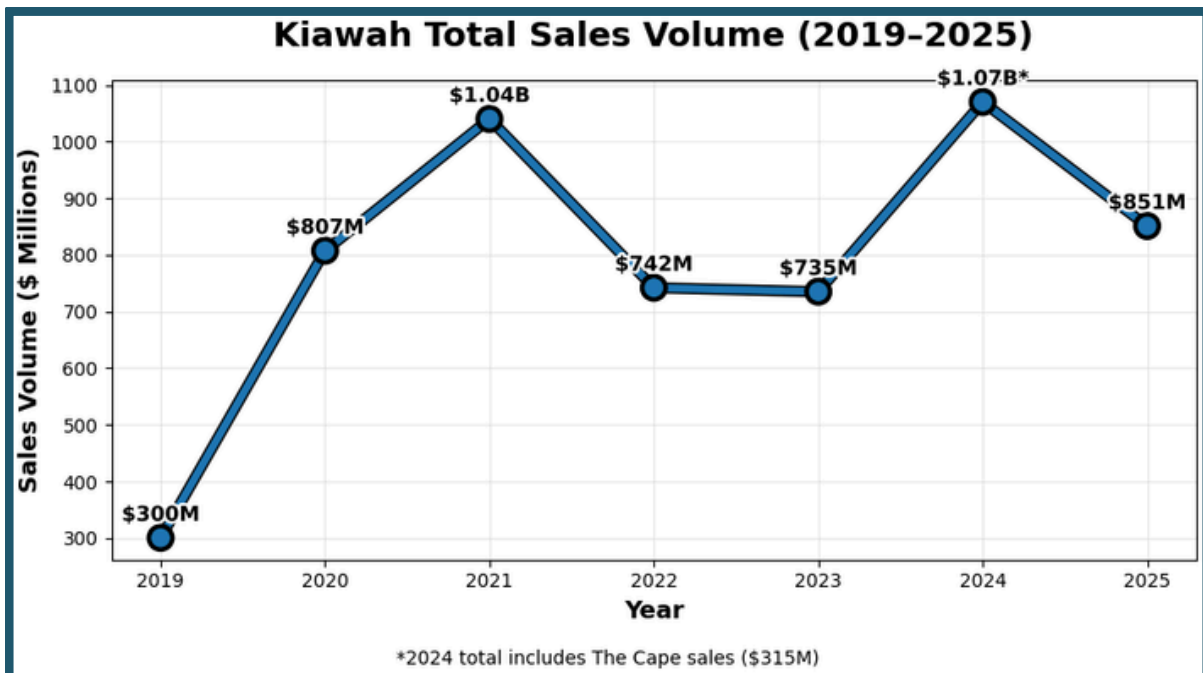
Median Home Price  
**Up 14%**



Homesite Volume  
**Up 8% (\$79M)**



Cottage  
**Up 18.2%**





SELLING KIAWAH™ TEAM  
AT AKERS ELLIS REAL ESTATE

# Our **CURRENT** Listings



## WINDSWEPT VILLA w/OCEAN VIEW

**4420 Sea Forest Drive**

**Kiawah Island**

**1 BR | 1.5 BA**

**\$1,179,000**



## TURTLE COVE VILLA

**\*Under Contract**

**5524 Green Dolphin Way**

**Kiawah Island**

**1 BR | 1 BA**

**\*\$549,000**



## PARKSIDE VILLA

**\*Under Contract**

**4581 Park Lake Dr**

**Kiawah Island**

**2 BR | 2 BA**

**\*\$879,000**



## INLET COVE COTTAGE

**\*PENDING AFTER 1 DAY ON MLS**

**5 Sundown Bend**

**Kiawah Island**

**3 BR | 2 BA**

**\*\$2,095,000**

**#1 Sales Team on Kiawah at Akers Ellis**  
864.360.0167 | Lauren.Dion@akersellis.com  
864.918.0409 | Chris.Dion@akersellis.com

Information deemed reliable but not guaranteed. This is not intended to solicit any currently listed property.



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# Our **CURRENT** Listings



## MARSH FRONT VIEW

2186 Boatwright Road

Kiawah River

Johns Island

**\$3,295,000**



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**NEW LISTING COMING SOON!**



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# Our 2026 SOLD & UNDER CONTRACT properties!



**SOLD**

124 Sawgrass Lane  
\$635,000



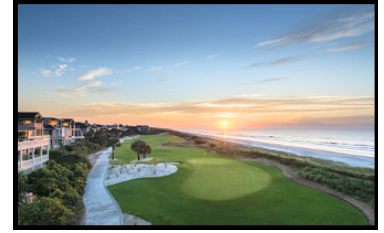
**SOLD \***

Destin, Florida  
\$1,850,000  
**\*Out of Market Referral**



**\*PENDING\***

Inlet Cove Cottage  
**\*After 1-Day on the MLS!**



**\*UNDER CONTRACT\***

HOME  
Osprey Point Golf Course  
**\*OFF MARKET\***



**\*UNDER CONTRACT\***  
PARK SIDE VILLA



**\*UNDER CONTRACT\***  
TURTLE COVE VILLA



With demand still outpacing supply, **off-market opportunities** are moving quickly! Contact us to see if your **property qualifies** for one of our **ready, vetted buyers!**

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## »»» LOOKING FOR THINGS TO DO?



### THE TREEHOUSE ACTIVITY CENTER

Kiawah Island's Treehouse Activity Center is a new family-friendly hub located in **Night Heron Park**, offering a variety of indoor activities for all ages.

#### Facility Features:

- Spark bowling lanes
- GOLFZON golf simulators
- Full arcade with games including skee-ball, basketball, shuffleboard, and air hockey
- **Interactive Nature Center** featuring local wildlife exhibits
- **Art Studio** offering pottery painting, candle making, canvas art, and crafts
- **The Perch** casual pub with pizza, drinks, and light bites

Treehouse Activity Center 10 AM – 8 PM Daily | Art Studio & Nature Center 9 AM – 3 PM  
The Perch 11 AM – 8 PM



# *We'd love to work with you!*



If you've ever wondered what **your Kiawah Island property** may achieve in today's luxury market, **The Selling Kiawah Team** invites you to discover its **true** value!

With an **exceptional** track record and **deep expertise** in Kiawah's distinctive real estate landscape, we provide thoughtful, **data-driven** valuations **tailored** to the **unique** features, views, and lifestyle appeal of **your** home.

Whether you're considering **selling now** or simply **exploring your options**, connect with us for a confidential consultation and a clear understanding of your property's position in today's market.

# Unlock Off-Market Opportunities for Your Property

On Kiawah Island, many of the **most successful sales** happen quietly—before a home ever hits the public market!

By exploring an **off-market approach**, you may be able to secure strong interest and **favorable terms** while maintaining the exclusivity that Kiawah Island properties are known for.

If **YOUR** Kiawah property aligns with any of these requests below, **contact us** for a confidential conversation about a **potential off-market sale**.



## What Our Kiawah Buyers Are Looking For Right Now

- **Buyer 1:** Riverfront home under \$2.3M
- **Buyer 2:** Lot with Kiawah Island Club Membership up to \$1.5M
- **Buyer 3:** 4+ bedroom, open floor plan, 1st floor primary, 0.5 miles or less from beach. Under \$3M without membership, under \$3.5M with KIC Membership
- **Buyer 4:** Night Heron/Sparrow Pond Cottage under \$1.5M
- **Buyer 5:** 4+ bedroom, 0.5 miles or less from the beach with KIC Membership under \$5M
- **Buyer 6:** Kiawah River Estates home 3+ bedroom under \$1.4M

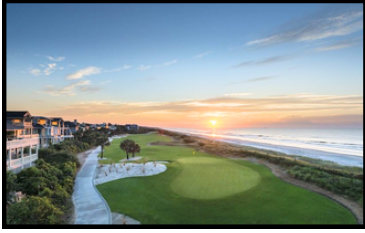


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AT AKERS ELLIS REAL ESTATE

# Our **2025 SOLD** properties!



DION LUXURY PROPERTIES TEAM  
AT AKERS ELLIS REAL ESTATE



**SOLD**

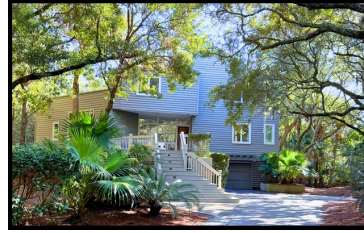
157 Augusta National Ct.  
\$3,375,000

**\*Multi-offer success!**



**SOLD - Downtown CHS**

70 Warren Street  
\$2,999,000



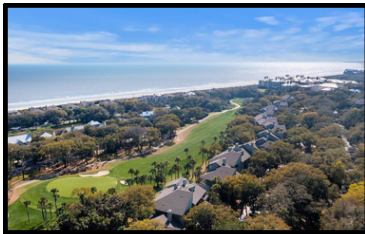
**SOLD Off-Market**

55 Surfsong Road  
\$2,725,000



**SOLD**

147 Bobcat Lane  
\$2,200,000



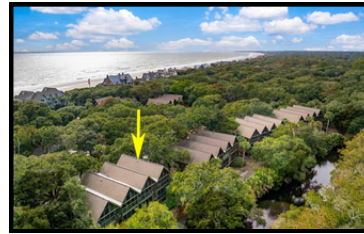
**SOLD Off-Market**

4976 Green Dolphin  
\$1,201,250



**SOLD Off-Market Lot**

157 Nicholas Carteret  
\$1,300,000



**SOLD**

4265 Mariners Watch  
\$515,000



**SOLD**

38 Three Pence Lane  
\$470,000



**SOLD - Lot**

3364 Pond Crossing  
\$249,000



**SOLD**

385 Green Winged Teal Road  
\$1,865,000



**SOLD**

2837 Rutherford Way  
\$715,000



**SOLD - Downtown CHS**

108 C Smith St.  
\$815,000



**SOLD**

4364 Sea Forest Dr  
\$1,195,000

**\*Multi-offer success!**



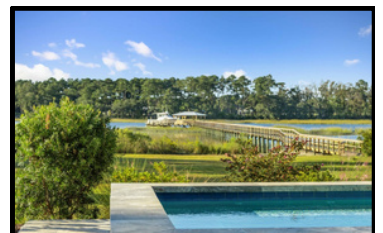
**SOLD Off-Market**

4274 Hope Plantation Drive  
\$1,395,000



**SOLD Off-Market Lot**

Cassique  
\$1,000,000



**SOLD Off-Market**

3340 Oak Branch Road  
\$1,699,000

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# Our **2025 SOLD** properties!

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DION LUXURY PROPERTIES TEAM  
AT AKERS ELLIS REAL ESTATE



**SOLD**  
177 Bull Thistle Lane  
\$750,000



**SOLD**  
2932 Old Drake Drive  
\$2,000,000



**SOLD Off-Market**  
251 Glen Abbey  
\$1,725,000



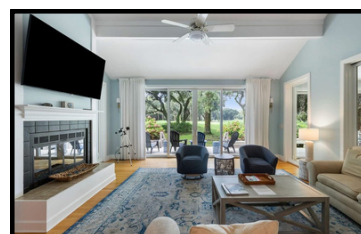
**SOLD**  
1326 Sea Elder Drive  
\$810,000



**SOLD**  
4 Falcon Point  
\$4,675,000



**SOLD**  
1500 Bower Lane  
\$1,835,000



**SOLD**  
223 Sea Marsh Drive  
\$1,720,000



**SOLD**  
176 Marsh Hawk Lane  
\$2,200,000



**SOLD**  
159 Sea Marsh Drive  
\$1,535,000



**SOLD Off-Market**  
35 Stocker Drive  
\$1,450,000



**SOLD**  
4451 Sea Forest Drive  
\$1,350,000



**SOLD**  
520 Ruddy Turnstone  
\$1,710,000

\*Multiple Offers within 3 days\*



**SOLD**  
28 Burroughs Hall  
\$2,450,000



**SOLD**  
3577 Shipwatch Road  
\$495,000



**SOLD**  
2015 Blue Bayou  
\$619,000

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**Thinking about a Spring getaway?**

Scan below to see our rental availability at 64 Surfsong



**BOOK DIRECT & SAVE!**

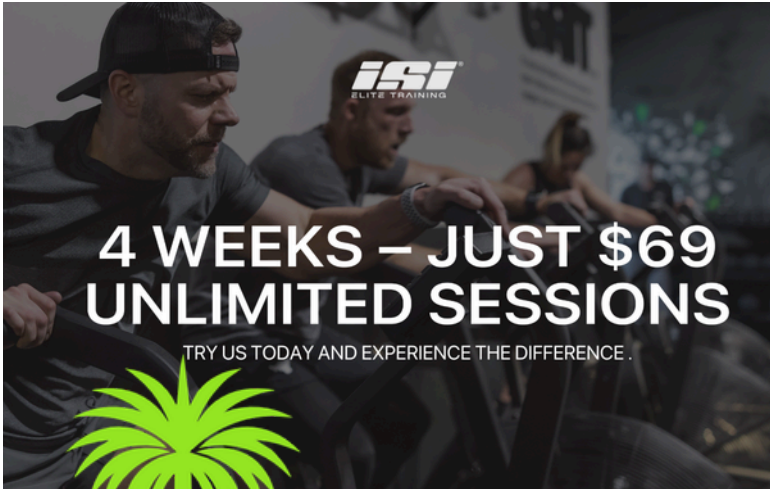
6 Bedrooms, 5.5 Bath, heated pool and 3-minute walk to the beach!

Check out our rental availability for 64 Surfsong by scanning here!



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